

## ERRATA SHEET

### 2021-2029 PLACER COUNTY HOUSING ELEMENT Public Review Draft October 30, 2020

#### Summary of Proposed Changes (10/30/20 – 12/16/20) Revised 12/22/20

Page No.	Section	Proposed Changes
<b>Chapter 1: Introduction</b>		
9	Stakeholder Meetings	First bullet: add underline text "...risk of displacement from <u>rent or space rent</u> increases"
<b>Chapter 2: Housing Needs Assessment</b>		
17	Demographic and Employment Characteristic Trends, Population	Above Figure 3: delete "With 15,247 housing units in Tahoe, just 12,433 are occupied by primary residents." and replace with " <u>Of the 15,373 housing units in East Placer, only 12% are owner occupied (Placer County Assessor Data, 2018).</u> "
<b>Chapter 3: Potential Housing Constraints</b>		
76	Potential Governmental Constraints, Processing and Permit Procedures	In paragraph 4: delete "Additionally, the County realizes that it may be difficult for individual projects to mitigate VMT impacts on their own. As such, the County will strive to address potential VMT impacts at a community-level by evaluating strategies and mitigation measures to better connect transportation and land use." and replace with " <u>Additionally, the County will strive to encourage projects that reduce VMT and evaluate strategies and mitigation measures that can be implemented at the community-level to better connect transportation and land use.</u> "
<b>Chapter 4: Resource Inventory</b>		
129	Inventoried Unit Capacity	In paragraph 2 revise text as follows: "As shown in Table A-3 (in Appendix A), the total inventoried capacity of vacant and non-vacant land outside specific plan areas is <u>2,6802,646</u> units, including 406 lower-income units, <u>2,1392,105</u> moderate-income and 135 above moderate-income units. Sites designated for residential uses provide 1,271 units, or <u>36-37</u> percent, and sites designated for commercial uses but allow for residential development provide <u>1,4091,375</u> units, or <u>64-63</u> percent. As described later, several of these sites currently counted toward the moderate-income inventory are identified as candidate sites to rezone to meet the shortfall of lower-income housing."

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### Summary of Proposed Changes (10/30/20 – 12/16/20) Revised 12/22/20

Page No.	Section	Proposed Changes					
132-133	Summary of Residential Capacity Table 58						
	<div>TABLE 58 RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME Unincorporated Placer County (June 30, 2021 – August 31, 2029)</div>						
	Income Level		Lower- Income		Moderate	Above Moderate	Total
			Very Low	Low			
	RHNA		2,127	1,282	1,319	3,126	7,854
			3,409				
	Approved and Planned Projects (see Table A-1)		206		80	812	1,098
	Anticipated Development within Specific Plans (see Table A-2)		1,190		1,660	7,780	10,630
	Vacant and Non-Vacant Sites Available for Multi-family Residential Uses (see Table A-3)		406		<del>2,139</del> 2,105	135	<del>2,680</del> 2,646
	Projected Accessory Dwelling Units		390		300	7	697
	Projected Manufactured Homes		184		-	-	184
	Total Residential Capacity		2,376		<del>4,179</del> 4,145	8,734	<del>15,289</del> 15,255
	Shortfall (-)/Surplus(+)		-1,033		<del>+2,860</del> +2,826	+5,608	
135	Affirmatively Furthering Fair Housing	In paragraph 4 revise text as follows: “Approximately <del>68</del> <u>71</u> percent of the candidate rezone sites...”					

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Page No.	Section	Proposed Changes
<b>Chapter 5: Housing Goals, Policies, and Programs</b>		
172	Policy HE-B-14 Employee Housing	Add underline text: “The County shall require new <u>non-residential</u> development...”
174	Policy HE-D-5 Owner-Occupied Mobile Home Parks	Revise Policy: “ <del>Owner-Occupied</del> <b>Resident-Owned Mobile Home Parks</b> . The County shall support efforts to <del>convert</del> <b>increase</b> resident <u>ownership of</u> mobile home parks to owner-occupied mobile home parks where residents own their spaces instead of lease.”
176	Policy HE-F-10	New Policy added for the County to support religious sites for shelter or temporary housing as follows: “ <b><u>Temporary Housing on Religious Institution Property</u></b> . The County shall explore the <u>potential to allow for emergency shelter or other temporary housing on properties owned by religious institutions.</u> [Source: New policy]”
177	Policy HE-G-7 Improve Access to Opportunity in Low-Resource Areas	“Improve Access to Opportunity in Low-Resource Areas” should be Policy HE-G-6
179	Program HE-6 Incentives for Infill Development	After bullet “Support for infrastructure upgrades” add additional bullet: “Apply infill policies and provisions in the Placer County Airport Land Use Compatibility Plan (ALUCP) for infill sites located in Compatibility Zones C-1, C-2 and D” (Section 3.7.2, ALUCP, Adopted February 26, 2014)
183	Program HE-13 Affordable Housing and Employee Accommodation	Second bullet: delete “at least 50 percent of the full-time equivalent”
189	Program HE-29 Zoning for Missing Middle Housing Types	Delete text after “... courtyard buildings”): “ <del>in areas identified in the County’s infill program, including traditional single-family neighborhoods, to create housing for middle- and moderate-income households.</del> ”
195	Program HE-44 Analyze Potential Tenant Protections	Add underline text: “...risk of displacement from rent <u>or space rent</u> increases”
198	Table 63: Implementation Program Summary	HE-42 Improve Low-Resource Areas Access to Opportunities: Policies Implemented – revise “HE-G-7” to “HE-G-6”

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Page No.	Section	Proposed Changes
A-17	Table A-3: Inventory of Vacant and Non-Vacant Land Available for Multifamily Residential Uses	Remove APN 048-151-086-000 from the land inventory for Granite Bay Community Plan (this parcel is in process of being developed)
<b>Appendix D: Glossary</b>		
D-6	Infill Development (new definition)	After "Income Category" definition add new definition: " <b><u>Infill Development:</u></b> The California Public Resource Code Sections 21061.3, 21071 and 21072 define whether a site is eligible for infill development."

- Analyze and consider adopting a rent stabilization policy or ordinance, particularly for mobile home parks or other areas where residents are subject to rent burden or at risk of displacement from rent or space rent increases
- Consider adopting a policy or ordinance to protect residents from eviction unless it is based on good cause

### ***Mountain Housing Council Survey***

A survey was made available to the 27 partner agencies of the MHC between the dates of June 23, 2020, and July 20, 2020. During that time, 12 members responded to the survey. Below is a summary of the responses.

- All of the respondents felt that there is not enough housing options for all residents in the County.
- The majority of the respondents (92%) felt that the County's top priority should be to plan for more affordable housing and to focus on providing housing for those who work in the County.
- Cost of construction and community opposition to new housing developments (75%) were noted as the top two barriers to providing housing in the County; followed by cost and availability of land (50%).
- The majority of respondents to the survey (92%) felt that the County should plan for more duplexes and triplexes over the next eight years; followed by ADUs (83%); and apartments and mixed-used development (75%).
- The majority of respondents (67%) felt that housing for the County's special needs and homeless populations should be the County's top priority.

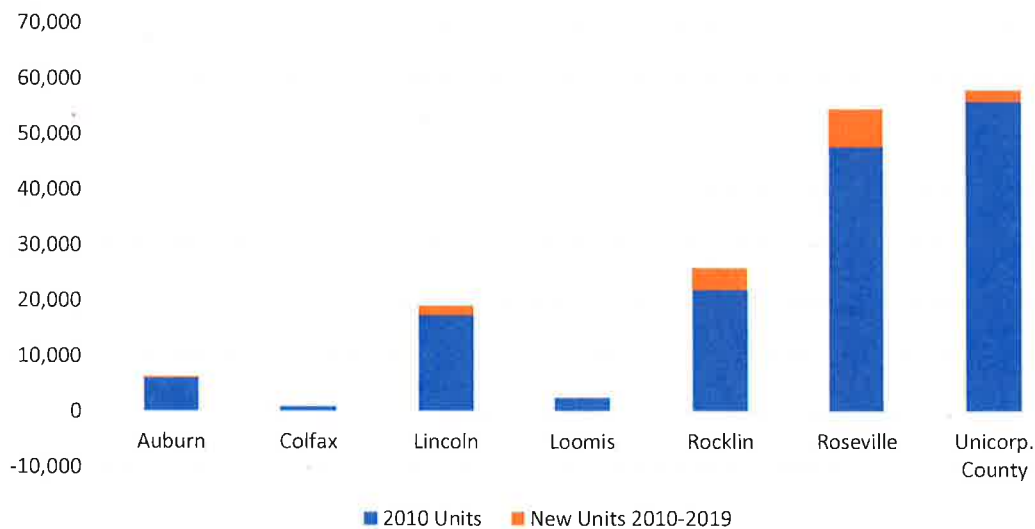
(A list of all the survey questions and detailed responses can be found in Appendix C.)

### ***Public Hearings***

The public draft of the 2021-2029 Housing Element was released for public review and comment on October 30, 2020, prior to the Planning Commission meeting on November 12, 2020. The draft document was also presented to the Board of Supervisors on December 15, 2020 to received comments from the Board and the public prior to submitting it to HCD for review. The final draft document was presented to the Planning Commission in March 2021, and then to the Board, for adoption, in April 2021. Based on comments received from the Planning Commission, Board, and the public, revisions may be made, and the revised draft Housing Element document submitted to HCD by May 15, 2021 for the 90-day certification review. The public hearings will provide additional opportunities for public comment.

Figure 3 shows the total housing units and housing unit growth for jurisdictions in Placer County. Between 2010 and 2019, 14,900 housing units were built in Placer County. The majority of housing unit growth was in the incorporated cities of Lincoln, Rocklin, and Roseville (12,505 units total). Despite the Tahoe Basin experiencing a decline in population, there has continued been an increase in housing unit growth attributed to second homeowners. Between 2010 – 2013, 10 percent of all home sales were to primary residents of the Tahoe area, from 2014 – 2016 7 percent were to primary residents, and between 2017 – 2019, 6 percent of home sales were to primary residents. The remaining 94 percent of all homes sold in the last three years in the Tahoe Basin have been sold to second homeowners or used as a vacation rental. Of the 15,373 housing units in East Placer, only 12% are owner occupied (Placer County Assessor Data, 2018). This suggests that there is a surplus of housing in Tahoe that is not occupied by residents at this time.

**FIGURE 3**  
**HOUSING UNIT GROWTH**  
**Placer County Jurisdictions**  
**2010–2019**



Source: U.S. Census 2010 and 2019 DOF E-5 estimates.

## Age

Table 4 illustrates the age distribution in both unincorporated and incorporated Placer County and California in 2017. Compared to California, Placer County had a higher proportion of residents in the 35-and-older age groups and a smaller proportion of residents in the younger age groups, especially the 20-to-34 age groups. Children under 5 and residents between 25 and 44 years of age represented a slightly smaller proportion of the population in the unincorporated areas compared to the incorporated areas. Residents over the age of 45 made up a larger percentage of the unincorporated County population than the

units in urbanized areas. Projects consisting of seven or more units may not have an environmental exemption.

CEQA compliance is the first step in the review of a project—prior to scheduling any permit or application before a hearing body. After completing the initial study, if County staff determines that the proposed project will have no significant adverse impact on the environment, the applicant will be notified that a negative declaration (or mitigated negative declaration) will be prepared by County staff and distributed for public review. If staff determine that the project may have a significant impact, an EIR will be required. Once it has been determined that the EIR is acceptable, it is distributed for public review. After either the negative declaration (or mitigated negative declaration), or EIR has been completed, the applicant may file the tentative map or subsequent entitlement application, and a public hearing will be set to consider the CEQA document and any other entitlements.

On July 1, 2020, implementation of the State's change to CEQA under Senate Bill (SB) 743 became effective and requires that lead agencies no longer use Level of Service (LOS) as a measure for transportation impacts. Rather, lead agencies are required to use Vehicle Miles Traveled (VMT) to assess transportation impacts in CEQA documents. The state's requirement to transition from LOS to VMT is aimed at promoting infill development, public health through active transportation, and a reduction in greenhouse gas emissions. This change creates a paradigm shift for transportation impact assessment and could present some challenges for project implementation. In December 2018, the State's Office of Planning and Research (OPR) developed a Technical Advisory on Evaluating Transportation Impacts in CEQA, which provides guidance for lead agencies. The Technical Advisory is a guidance document and does not eliminate the discretion lead agencies have when preparing CEQA documents. Lead agencies, such as Placer County, have the discretion to establish their own thresholds and screening criteria. Based on Placer County's diverse land use context, including established, developing, and rural sub-regions, as well as the Tahoe Basin, county staff has been exploring threshold and screening options that recognize this diversity.

The level of analysis for new projects will be determined based on the project's characteristics, such as type, size, location, etc. Typical projects in unincorporated Placer County will fall into one of three types based on their individual characteristics: Projects consistent with OPR's screening criteria (which is applicable to deed-restricted affordable housing projects and other small subdivisions), projects that qualify to use the Placer County VMT estimation tool, or larger projects that require a full VMT analysis.

Additionally, the County will strive to encourage projects that reduce VMT and evaluate strategies and mitigation measures that can be implemented at the community-level to better connect transportation and land use.

County staff is currently preparing recommended screening criteria and threshold options, which will be adopted at a Board of Supervisors hearing in Fall/Winter 2020.



### ***Non-Vacant Sites***

The inventory lists several non-vacant, underutilized sites with land use designations that allow for residential development and are suitable for residential redevelopment at a higher density or with greater intensity. As shown in Table A-3 (in Appendix A), the inventory generally only includes the vacant developable portion of underutilized sites. On underutilized sites consisting of excess parking areas, the entire site is included as it is anticipated that the parking would be redeveloped. In some cases, where demolition of an existing structure would be required and there's uncertainty about whether or not that is feasible during the projection period, the assumed capacity is reduced significantly.

### ***Inventoried Unit Capacity***

Table A-3 (in Appendix A) shows the inventory of vacant and non-vacant multi-family residential sites in the County that are located outside specific plan areas. For each site the table shows the Assessor's Parcel Number(s) (APN), Placer County General Plan land use designation, zoning district, maximum allowable, size, realistic density, number of inventoried units by income category, and additional notes.

As shown in Table A-3 (in Appendix A), the total inventoried capacity of vacant and non-vacant land outside specific plan areas is 2,646 units, including 406 lower-income units, 2,105 moderate-income and 135 above moderate-income units. Sites designated for residential uses provide 1,271 units, or 37 percent, and sites designated for commercial uses but allow for residential development provide 1,375 units, or 63 percent. As described later, several of these sites currently counted toward the moderate-income inventory are identified as candidate sites to rezone to meet the shortfall of lower-income housing.

### ***Inventory of Accessory Dwelling Units***

Recent changes in State law have promoted the development of accessory dwelling units (ADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. In recent years, the County has worked to promote production of ADUs through educational materials and process streamlining. From 2013 through 2017, the County issued an average of 17 permits for ADUs per year. In recent years, the County has received an increasing number of applications, processing approximately 36 permits per year since 2018.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU



within the planning period. However, these units may be developed at any income level, including market-rate housing.

The Homewood Project is a project currently proposed on the border of El Dorado County along the western shore of Lake Tahoe. While the project is currently in the planning process and will have an affordable housing obligation; it is not clear what that obligation will be.

The Dollar Creek Crossing Project, currently in the planning process, will provide affordable housing on a County-owned site near Tahoe City in the Tahoe Basin. The project is planned to include 140 units, of which 80 units will be affordable to lower-income households, 40 units will be affordable to moderate-income households, and the remaining 20 units will be affordable to above moderate-income households. Although the 80 lower-income units planned at Dollar Creek Crossing meet a portion of the 177-unit lower-income RHNA assigned to the Tahoe Basin portion of unincorporated Placer County, TRPA restrictions on maximum densities and by-right housing within the Tahoe Basin limit the County's ability to meet the remaining RHNA of 97 lower-income units for the Tahoe Basin. Because the County does not have a surplus of lower-income housing sites elsewhere in the County, the unaccommodated lower-income RHNA in the Tahoe Basin will need to be accommodated as part of the County's overall rezone obligation. Of the 51.6-acre rezone obligation described below, 4.85 acres is due to the unaccommodated need in the Tahoe Basin. Given the limited densities in the Tahoe Basin, this acreage will need to be rezoned outside of the Tahoe Basin where zoning can allow at least 30 units per acre.

### ***Summary of Residential Capacity***

Table 58 provides a summary of residential capacity in the unincorporated County compared to the RHNA. The figures for built and planned projects are from Table A-1 (in Appendix A). The figures for residential capacity on vacant land within Specific Plans are from Table A-2 (in Appendix A). The figures for vacant and non-vacant land available for multi-family residential uses are from Table A-3 (in Appendix A).

<b>TABLE 58</b> <b>RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME</b> <b>Unincorporated Placer County (June 30, 2021 – August 31, 2029)</b>					
Income Level	Lower- Income		Moderate	Above Moderate	Total
	Very Low	Low			
RHNA	2,127	1,282	1,319	3,126	7,854
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Anticipated Development within Specific Plans (see Table A-2)	1,190		1,660	7,780	10,630
Vacant and Non-Vacant Sites Available for Multi-family Residential Uses (see Table A-3)	406		2,105	135	2,646
Projected Accessory Dwelling Units	390		300	7	697

<b>TABLE 58</b> <b>RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME</b> <b>Unincorporated Placer County (June 30, 2021 – August 31, 2029)</b>				
Projected Manufactured Homes	184	-	-	184
Total Residential Capacity	2,376	4,145	8,734	15,255
<b>Shortfall (-)/Surplus(+)</b>	<b>-1,033</b>	<b>+2,826</b>	<b>+5,608</b>	

Source: Ascent, 2020.

### *Lower-Income RHNA Shortfall*

As shown in the table, the County has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units. However, the County has a shortfall of 1,033 units to accommodate its lower-income RHNA (3,409 units). Per State law, the County must rezone land that allows at least 30 units per acre with a minimum density of 20 units per acre. At a minimum density of 20 units per acre, the County is obligated to rezone at least 51.6 acres. The County could choose to establish a higher minimum density, such as 30 units per acre, which would reduce the rezone obligation to 34.4 acres. The rezoned sites must allow projects with at least 20 percent affordable housing by-right, and at least 50 percent of the lower-income RHNA shortfall must be accommodated on parcels designated exclusively for residential uses. Housing Element Program HE-1 describes the County’s rezone program.

The County’s obligation is to rezone sites to accommodate the unmet need of 1,033 lower-income units. However, the County is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called “no net loss.” If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the County identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. In studying the housing opportunity sites to rezone, the County may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory.

The Placer County Housing Strategy and Development Plan identified dozens of housing opportunity sites. These housing opportunity sites were identified based on site suitability, affordable funding eligibility, and market conditions. These sites are currently included in the inventory at adopted densities. The County has identified 32 candidate rezone sites, totaling 165.6 acres, that were selected from the housing opportunity sites. The candidate rezone sites are highlighted on the land inventory map in Figures A-2 through A-13 of Appendix A. While the sites allow residential development, they are not currently (2020) zoned to allow development at 30 units per acre and are therefore credited as moderate- or above moderate-income sites, depending upon the allowable density.

communities. Several sites are located in areas of high or highest resource, including the communities of Granite Bay, Horseshoe Bar/Penryn, Martis Valley, and the Tahoe Basin. Approximately 71 percent of the candidate rezone sites are located within low resource areas in the communities of Sheridan, North Auburn, and Foresthill.

The County's Housing Strategy and Development Plan found that North Auburn offers potential for multifamily housing and is a key opportunity area for increased densities. The Placer County Government Center Master Plan Update Market Analysis, prepared by Economic and Planning Systems (EPS), found that there is significant demand for multifamily housing along the State Route 49 corridor in North Auburn and that there are opportunities for multifamily development on commercially-zoned land with access to transit along State Route 49. Although this area is identified as a low resource area, there are many key employment opportunities including the Placer County Government Center, AT&T, Placer County Sheriff, and Sutter Auburn Faith Hospital. In addition, several projects are currently (2020) planned to provide improvements to the community. The Government Center Master Plan is one example of planned improvements in North Auburn. In addition, pedestrian and bicycle facility improvements along State Route 49 are currently (2020) under construction.

Housing Element Program HE-7 and HE-8 call for expanding and improving public water and sewer infrastructure for housing sites, specifically for opportunity sites in North Auburn. In addition, Housing Element Program HE-42 calls for the County to improve low-resource areas by providing improvements to public transit, employment opportunities, community services, medical services, and grocery stores.

Based on the distribution of candidate rezone sites across resource areas and the planned improvements for low resource areas, the County's rezone strategy will affirmatively further fair housing.

### ***Adequacy of Public Facilities, Services, and Infrastructure***

A majority of the RHNA is accommodated on sites within specific plan areas, which all have plans in place to provide adequate public facilities, services, and infrastructure. The capacity on sites within specific plans to accommodate the RHNA has been calculated based on anticipated infrastructure phasing plans. Adopted specific plans have a total capacity for nearly 27,000 housing units; however, as described in the housing element, only a portion of this capacity (10,630 units) is anticipated to be available within the RHNA projection period based on infrastructure phasing plans.

The remaining sites identified to meet the RHNA are primarily located within community plan areas. These sites are served by a variety of service providers. The following is a discussion of the water and sewer service providers serving the County, and the service capacities, issues, and challenges.

HE-B-13	<b>Affordable Housing Requirement for New Development.</b> The County shall require all new discretionary residential development projects to provide for at least 10 percent of the total approved units to accommodate housing needs that are affordable to very-low-, low-, and moderate-income households. <i>[Source: New policy based on County staff notes on housing element policies]</i>
HE-B-14	<b>Employee Housing.</b> The County shall require new non-residential development to provide for below-market-rate housing to meet the needs of employees generated by the new development. The County shall consider exemptions for small projects, infill and transit oriented development. <i>[Source: New policy based on County staff notes on housing element policies]</i>
HE-B-15	<b>Build Partnerships.</b> The County shall facilitate private-public partnerships with developers and nonprofit organizations as well as between developers and nonprofit organizations to collaborate and identify opportunities for the gifting of land and development of affordable housing. <i>[Source: New policy based on housing stakeholder findings]</i>
HE-B-16	<b>Community Conversations on Housing.</b> The County shall facilitate discussions about multifamily housing, affordable housing, and supportive housing to educate community members and improve community support for meeting the housing needs of all Placer County residents. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-15]</i>
HE-B-17	<b>Housing Choice Vouchers.</b> The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-16]</i>
HE-B-18	<b>Assistance for Renters.</b> The County shall provide rental assistance as funding is available for low income renters in need of short-term aid. <i>[Source: New policy based on County Staff recommendation and new Tenant Based Rental Assistance program]</i>
HE-B-19	<b>Meet State Density Bonus Requirements.</b> The County shall meet the state requirements for density bonus incentives in order to facilitate the development of new affordable housing. <i>[Source: New Policy, County Staff]</i>
HE-B-20	<b>Community Development Corporation.</b> The County shall support the development of a Community Development Corporation that supports the construction of new housing, housing infrastructure, and other community services related to housing. <i>[Source: New Policy, Placer Foundation, County Staff]</i>

HE-D-3	<p><b>Demolition of Multifamily Units.</b> The County shall allow the demolition of existing multifamily units only when a structure is found to be substandard and unsuitable for rehabilitation and shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multifamily housing.</p> <p><i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-5 and D-8]</i></p>
HE-D-4	<p><b>Mobile Home Conversions.</b> The County shall adhere to the requirements of State law regarding mobile home conversions and shall discourage the conversion of mobile home parks to other types of housing and to other land uses except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in the replacement of such affordable housing.</p> <p><i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-3 and D-9]</i></p>
HE-D-5	<p><b>Resident-Owned Mobile Home Parks.</b> The County shall support efforts to increase resident ownership of mobile home parks.</p> <p><i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-6]</i></p>
HE-D-6	<p><b>Preserve At-risk Housing.</b> The County shall strive to preserve all deed-restricted affordable dwelling units in the unincorporated County that are at risk of converting to market-rate.</p> <p><i>[Source: County of Placer 2013 Housing Element, Goal E, Policy E-1]</i></p>
HE-D-7	<p><b>Require Notice for Market Rate Conversion.</b> The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:</p> <ul style="list-style-type: none"> <li>• The units were constructed with the aid of government funding;</li> <li>• The units were required by an affordable housing program;</li> <li>• The project was granted a density bonus; and/or,</li> <li>• The project received other incentives.</li> </ul> <p>Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County CDRA Planning Services Division, and the residents of at-risk units.</p> <p><i>[Source: County of Placer 2013 Housing Element, Goal E, Policy E-2]</i></p>
HE-D-8	<p><b>Reduce the Risk of Wildfire for Current Housing Units.</b> The County shall work with CalFire and other agencies to ensure existing units in the County in the Wildfire Urban Interface (WUI) are at a reduced risk of fire.</p> <p><i>[Source: New Policy]</i></p>



HE-F-5	<b>Farmworker Housing.</b> The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas where it has minimal impact on productive farmland. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-6]</i>
HE-F-6	<b>Design for Large Households.</b> The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-8]</i>
HE-F-7	<b>Permanent Supportive Housing.</b> The County shall support efforts to increase the availability of permanent supportive housing facilities that provide support services for people with substance abuse and mental illness. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-12]</i>
HE-F-8	<b>Emergency Shelter and Support Services for the Homeless.</b> The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-10]</i>
HE-F-9	<b>Homeless Programs.</b> The County shall continue to support local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issues. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-11]</i>
HE-F-10	<b>Temporary Housing on Religious Institution Property.</b> The County shall explore the potential to allow for emergency shelter or other temporary housing on properties owned by religious institutions. <i>[Source: New policy]</i>

<b>Goal G</b>	<b><i>Affirmatively Furthering Fair Housing:</i></b> <i>To promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.</i>
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#### Policies

HE-G-1	<b>Fair Housing Choice.</b> The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-1; modified]</i>
HE-G-2	<b>Fair Employment and Housing Commission Policies.</b> The County shall enforce the policies of the State Fair Employment and Housing Commission. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-2]</i>
HE-G-3	<b>Reporting Fair Housing Concerns.</b> The County shall refer people who suspect discrimination in housing to Legal Services of Northern California since Placer

	County does not have a fair employment and housing board. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-3]</i>
HE-G-4	<b>Concentration of Affordable Housing.</b> The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-5]</i>
HE-G-5	<b>Affordable Development in High-Resource Areas.</b> The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas. <i>[Source: New policy]</i>
HE-G-6	<b>Improve Access to Opportunity in Low-Resource Areas.</b> The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities. <i>[Source: New policy, County Staff]</i>

## PROGRAMS

### HE-1 REZONE TO MEET THE RHNA (NEW)

The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining RHNA of 1,033 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 51.6 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre. The Housing Opportunity Overlay Zone will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. In accordance with Government Code Section 65583.2(h), at least 50 percent of the County's remaining lower income RHNA need (517 units) will be accommodated on parcels designated exclusively for residential uses.

To ensure that sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Overlay Zone, the County will develop and implement a monitoring program. The program will track development approvals on identified sites in the overlay zone that contribute to the inventory of affordable units and sites that are developed for nonresidential uses. The County will use this monitoring program to identify and designate additional sites as necessary to ensure the development capacity of the overlay zone can accommodate the net remaining RHNA need through the 2021-2029 planning period.



## HE-5

**STANDARDS FOR INFILL DEVELOPMENT (NEW)**

The County shall amend the Placer County Design Guidelines Manual to include objective standards for multifamily residential and mixed-use infill development in established communities to incentivize investment in these areas while supporting compatibility between new and existing development.

Responsibility: CDRA Planning Services Division

Time Frame: 2022

Funding: General Fund

*[Source: New program based on County staff notes on housing element policies]*

## HE-6

**INCENTIVES FOR INFILL DEVELOPMENT (NEW)**

The County shall develop an infill program to incentivize development in areas that maximize fiscal productivity and align with County sustainability goals, including the reduction of vehicle miles traveled. The program shall create incentives for residential and mixed-use infill development, including but not limited to:

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Apply infill policies and provisions in the Placer County Airport Land Use Compatibility Plan (ALUCP) for infill sites located in Compatibility Zones C-1, C-2, and D.

Responsibility: CDRA Planning Services Division

Time Frame: 2022

Funding: General Fund

*[Source: New program based on County staff notes on housing element policies]*

## HE-7

**EXPAND PUBLIC WATER AND SEWER CAPACITY FOR HOUSING**

The County shall work with community service districts to identify and overcome constraints to providing water and sewer service for housing. The County shall apply for funding from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs, as available, to fund design plans and infrastructure improvements for affordable housing.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: General Fund

HE-13

**AFFORDABLE HOUSING AND EMPLOYEE ACCOMMODATIONS (NEW)**

The County shall adopt an ordinance requiring new residential development to provide housing affordable to very-low-, low-, and moderate-income households, and nonresidential development to provide housing for new employees generated by the development as follows:

- A new residential project shall construct at least 10 percent of the project's total dwelling units to be affordable to very-low-, low-, or moderate-income households. For-sale developments shall provide 40 percent of the required affordable units at sales prices affordable to low-income households and the remaining 60 percent of the required affordable units at sales prices affordable to moderate-income households. For-rent developments shall provide 40 percent of the required affordable units at rents affordable to very-low-income households, 40 percent of the required affordable units at rents affordable to low-income households, and the remaining 20 percent of the required affordable units at rents affordable to moderate-income households.
- A new nonresidential project shall ensure the accommodation of employees generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

The ordinance shall allow for dedication of vacant land, construction on- or off-site, acquisition and rehabilitation of existing units, development of accessory dwelling units, the conversion of nonresidential to residential units, or payment of a fee for certain projects. The ordinance shall allow for an exemption of small infill projects and projects approved by ministerial permit.

Responsibility: CDRA Planning Services Division

Time Frame: 2021

Funding: General fund

Quantified Objective: 80 very low-income; 80 low-income; and 40 moderate-income units

*[Source: New Program based on County staff notes on housing element policies]*

**HE-27 MONITOR ADU AFFORDABILITY (NEW)**

The County shall monitor the construction, sale, and/or rentals of ADUs annually to ensure that ADUs of less than 750 square feet that are used to satisfy a low-income housing requirement are available and affordable to low-income households.

Responsibility: CDRA Planning Services Division

Time Frame: Annual Monitoring

Funding: General Fund

Quantified Objectives: 300 lower-income units

*[Source: New program]*

**HE-28 REMOVE MODULAR HOUSING CONSTRAINTS (NEW)**

The County shall work to remove barriers to the construction of modular housing by ensuring that specific plans do not include restrictions on such housing. In addition, the County shall work with new homeowner and neighborhood associations to prevent CC&Rs from restricting the construction of modular housing.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

*[Source: New program]*

**HE-29 ZONING FOR MISSING MIDDLE HOUSING TYPES (NEW)**

The County shall review and amend the zoning code to encourage and promote a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings).

Responsibility: CDRA Planning Services Division

Time Frame: 2024

Funding: General Fund

Quantified Objectives: 150 moderate-income housing units

*[Source: New program based on County staff notes on housing element policies]*

**HE-42 IMPROVE LOW-RESOURCE AREAS ACCESS TO OPPORTUNITIES (NEW)**

The County shall improve low-resource areas to increase access to opportunity for lower-income households by conducting the following:

- Coordinate with public transit providers to increase mobility;
- Allow for employment centers to be located near housing developments to increase job opportunities;
- Increase community services in low-resource areas, such as public libraries and parks;
- Review existing zoning to ensure medical services are allowed throughout the County, specifically in low-resource areas; and
- Review existing zoning to ensure grocery stores are allowed in low-resource areas.

Responsibility: CDRA Planning Division  
Health and Human Services Department

Time Frame: Ongoing

Funding: General Fund

*[Source: New program]*

**HE-43 HOUSING ASSISTANCE PROGRAMS**

The County shall maintain up-to-date information about homebuying assistance and foreclosure assistance on the County website.

Responsibility: Health and Human Services Department

Time Frame: Ongoing

Funding: General Fund

*[Source: County of Placer 2013 Housing Element, Goal B, Program B-11]*

**HE-44 ANALYZE POTENTIAL TENANT PROTECTIONS (NEW)**

The County shall analyze and consider adopting a rent stabilization policy or ordinance, particularly for mobile home parks or other areas where residents are subject to rent burden or at risk of displacement from rent or space rent increases. The County shall also consider adopting a policy or ordinance to protect residents from eviction unless it is based on good cause, such as nonpayment of rent or material breach of lease.

Responsibility: CDRA Planning Division

Time Frame: June 2025

Funding: General Fund

*[Source: New program, stakeholder input]*

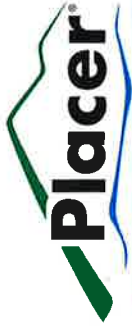


TABLE 63

IMPLEMENTATION PROGRAM SUMMARY

Program No.	Program Description	Policies Implemented	Quantified Objective(s)	Timeframe
HE-24	ADU Promotional Campaign (NEW)	HE-C-1	700 ADUs	2021
HE-25	Prototype ADU Plans	HE-C-1	70 ADUs	December 2021
HE-26	ADU Loan Program (NEW)	HE-C-2	70 ADUs	2023
HE-27	Monitor ADU Affordability (NEW)	HE-C-2	300 lower-income units	Annual Monitoring
HE-28	Remove Modular Housing Constraints (NEW)	HE-A-3 HE-C-1	-	Ongoing
HE-29	Zoning for Missing Middle Housing Types (NEW)	HE-C-4	150 moderate-income units	2024
HE-30	Promote Missing Middle Housing Types (NEW)	HE-C-4	125 moderate-income units	2022/Ongoing
HE-31	CDBG Rehabilitation Funds	HE-D-1 HE-D-2	25 lower-income units	Ongoing
HE-32	At-Risk Properties	HE-D-6	-	Ongoing
HE-33	Wildfire Housing Risk Reduction Program (NEW)	HE-D-8	-	2022
HE-34	TRPA Code Changes	HE-E-2	30 lower-income units	Ongoing
HE-35	New Mechanisms for Achievable Housing	HE-E-1	290 achievable housing units	Ongoing
HE-36	Emergency Shelters	HE-F-8	-	Ongoing
HE-37	Zoning Code Amendments for Emergency and Supportive Housing (NEW)	HE-F-7 HE-F-8	-	2022
HE-38	Placer County Homeless Strategy (NEW)	HE-F-9	-	December 2024
HE-39	Reasonable Accommodation Ordinance	HE-F-4	-	2021
HE-40	Fair Housing Information	Goal G	-	Ongoing
HE-41	Promote Affordable Housing in High-Resource Areas (NEW)	HE-G-5	-	June 2022
HE-42	Improve Low-Resource Areas Access to Opportunities (NEW)	HE-G-6	-	Ongoing
HE-43	Housing Assistance Programs	Goal G	-	Ongoing
HE-44	Analyze Potential Tenant Protections (NEW)	HE-G-1 HE-G-2	-	June 2025



TABLE A-3  
INVENTORY OF VACANT AND NON-VACANT LAND AVAILABLE FOR MULTIFAMILY RESIDENTIAL USES  
Unincorporated Placer County  
October 2020

APN #	Site Address	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Units	Realistic Density	Total Number of Units	Inventoried Units by Income Level				Existing Use	Notes
										Very Low-Income	Low-Income	Moderate-Income	Above Moderate		
Granite Bay Community Plan															
047-150-012-000	7100 Douglas Bl	Commercial	Commercial	CPD-Dc	10	1.64	16	5	8	-	-	8	-	Nonvacant	Existing paved parking area
047-150-042-000	7190 Douglas Bl	Commercial	Commercial	CPD-Dc	10	1.42	14	5	7	-	-	7	-	Vacant	
047-150-053-000	8989 Auburn Folsom Rd	Commercial	Commercial	CPD-Dc	10	17.5	175	5	88	-	-	88	-	Vacant	Candidate Rezone Site
048-142-022-000	8850 Granite Estates Dr	Commercial	Commercial	C2-UP-Dc	10	1.1	11	5	6	-	-	6	-	Vacant	
					Subtotal	21.66	217		108	0	0	108	0		
Horseshoe Bar/Pennryn CP															
032-191-016-000	Pennryn Rd/ English Colony Wy	Commercial	Commercial	C2-Dh	21	0.15	3	11	2	-	-	2	-	Nonvacant	Existing utilities and storage
032-191-020-000	2221 Taylor Rd					0.54	11	11	6	-	-	6	-	Vacant	
					Subtotal	0.69	14		7	0	0	7	0		
032-220-051-000	7365 English Colony Wy	Commercial	Commercial	C2-Dh	21	4.9	103	11	51	-	-	51	-	Vacant	
037-121-024-000	3995 Auburn Folsom Rd	Commercial	Commercial	C1-Dc	21	3.1	65	11	33	-	-	33	-	Vacant	
043-060-032-000	3066 Pennryn Rd	Pennryn Parkway	PP	C1-UP-Dc	21	2.8	59	11	29	-	-	29	-	Vacant	Candidate Rezone Site
043-060-040-000	Pennryn Rd	Rural Estate 4.6 - 20 Ac. Min.	Rural Estate 4.6 - 20 Ac. Min.	C1-UP-Dc	0.2	3.75	1	0.2	1	-	-	-	1	Vacant	Candidate Rezone Site
043-060-045-000	3130 Pennryn Rd	Pennryn Parkway	PP	C1-UP-Dc	21	5.1	107	11	54	-	-	54	-	Vacant	Candidate Rezone Site
043-060-048-000	Hope Wy					6.5	137	11	68	-	-	68	-	Vacant	
					Subtotal	11.6	244		122	0	0	122	0		
043-060-063-000	Boyington Rd	Pennryn Parkway	PP	C1-UP-Dc	21	3.6	76	11	38	-	-	38	-	Vacant	Candidate Rezone Site
043-072-018-000	Pennryn Rd	Pennryn Parkway	PP	C1-UP-Dc	21	1.3	27	11	14	-	-	14	-	Vacant	Candidate Rezone Site
043-072-019-000	Pennryn Rd					1	21	11	11	-	-	11	-	Vacant	Candidate Rezone Site
					Subtotal	2.3	48		24	0	0	24	0		
					Subtotal	32.74	610		305	0	0	304	1		



**Housing Authority, Local (LHA):** Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Inclusionary Zoning:** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

**Implementation Program:** An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of county median); Low (50-80% of county median); Moderate (80-120% of county median); and Above-Moderate (over 120% of county median).

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

**Jobs/Housing Balance; Jobs/Housing Ratio:** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.